

# 11 Chapman Avenue, Maroubra, NSW 2035



## Sold House

Sunday, 13 August 2023

11 Chapman Avenue, Maroubra, NSW 2035

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 284 m2

Type: House



Gem Basol  
0433577339

## Contact agent

Like that perfect set of waves, an opportunity like this only hits Maroubra Beach at a certain time and in the right place. This double brick Art Deco semi-attached gem is situated a mere 350 meters from the centre of one of Sydney's most iconic surf beaches. Immaculately renovated, this classic beachside pad retains all of its retro charm. You will never want to leave the backyard sanctuary with its raised deck, retractable screens, delightful plunge pool and low-maintenance courtyard. Your garden extends through the back gate into John Shore Park and beyond. Explore the untapped potential that resides in the attic, as this home is one of the few in the street that has not added an additional level. Held by the same owners for over three decades, the charming home displays polished timber flooring, original ornamental fireplace and plantation shutters. With direct access to Maroubra village with its blossoming lifestyle options, the home is a short walk to the coastal walk, trendy espresso houses and newly desirable schools.- Two bedrooms each with built-in robes and ceiling fans, sunroom- Open-plan living and dining room with split system AC and gas point- Gas kitchen, big pantry and broad breakfast bar, laundry cupboard- Contemporary bathroom with frameless glass shower, feature tiles- Multipurpose winter room with concertina doors, hallway storage- Sun-drenched backyard, 10,000 liter plunge pool, entertaining deck- Backyard shed with WC, direct access to John Shore Park, security alarm - Foxtel and NBN ready, attic space- Side by side off street car spaces, low-maintenance established gardens

Water Rates: \$173.29 per quarter  
approxCouncil Rates: \$617.00 per quarter approxLand Size: 284.5sqm approxDisclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.